

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING  
AND MARITIME USES

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March 15, 2018  
Start: 1:32 p.m.  
Recess: 2:26 p.m.

HELD AT: 250 Broadway - Committee Rm.  
16<sup>th</sup> Fl.

B E F O R E: ADRIENNE E. ADAMS  
Chairperson

COUNCIL MEMBERS: Inez D. Barron  
Peter A. Koo  
I. Daneek Miller  
Mark Treyger

## A P P E A R A N C E S (CONTINUED)

Laura Ringelheim, Deputy Commissioner of Real Estate Services, Department of Citywide Administrative Services. DCAS

Todd Hamilton, Executive Director of Leasing Department of Citywide Administrative Services, DCAS

Vincent Chin, Assistant Commissioner of Finance and Operations, Taxi and Limousine Commission, TLC

Brian Switzer, Director of Operations Taxi and Limousine Commission, TLC

[sound check, pause] [gavel]

CHAIRPERSON ADAMS: Good afternoon.

Welcome to this meeting of the Subcommittee on Landmarks, Public Siting and Maritime Uses. I am Council Member Adrienne Adams, the chair of this Subcommittee. We are joined today by Council Members Barron, Treyger, Cabrera and Diaz. Council Member Cabrera has requested a public hearing on Application No. N180239 PXX submitted by the Department of Citywide Administrative Services pursuant to Section 195 of the New York City Charter for Notice of Intent to acquire office space for the Taxi and Limousine Commission in a building located at 188 West 230<sup>th</sup> Street Block 3264, Lot 104, Borough of the Bronx, Community District 8, Council District 14. This item was not on the Subcommittee's regular calendar. Rule 11.30 of the Council Rules provides that in order for the subcommittee to hold a public hearing on a matter that is not included on our calendar, two-thirds of the Land Use Committee or the Subcommittee must vote to add this matter to the agenda. This morning the Land Use Committee voted to add this item to the agenda. Accordingly, I now open the public hearing on Preconsidered LU on Application No. N180239 PXX

submitted by the Department of Citywide  
Administrative Services pursuant to Section 195 of  
the New York City Charter for a Notice of Intent to  
acquire office space for the Taxi and Limousine  
Commission in a building located at 188 West 230<sup>th</sup>  
Street in Council Member Cabrera's District in the  
Bronx. We will now have testimony by our  
representatives Laura Ringelheim, Todd Hamilton,  
Vincent Chin, and Brian Switzer. Please raise your  
right hands. Do you affirm to tell the whole truth,  
the truth, the whole truth, and nothing but the truth  
in your testimony before this subcommittee, and in  
response to all Council member questions?

I do.

CHAIRPERSON ADAMS: Thank you. Before  
you begin your testimony, please do identify  
yourselves for the record. You may begin.

[background comments]

LAURA RINGELHEIM: Laura Ringelheim,  
Deputy Commissioner for Real Estate Services at DCAS.

TODD HAMILTON: Good afternoon. Todd  
Hamilton, Executive Director of Leasing at DCAS.

VINCENT CHIN: I'm Vincent Chin,  
Assistant Commissioner of Finance and Operations at  
TLC.

BRIAN SWITZER: Brian Switzer, Director  
of Operations at the TLC.

VINCENT CHIN: So, good afternoon Chair  
Adams and members of the Subcommittee on Landmarks,  
Public Siting and Maritime uses. I'm Vincent Chin,  
Assistant Commissioner of Finance and Operations at  
the Taxi and Limousine Commission. I'm joined today  
by Brian Switzer, TLC's Director of Operations and  
our colleagues from the Department of Citywide  
Administrative Services. Thank you for inviting us  
here today to discuss the Notice of Intent to Acquire  
Office Space at 188 West 230<sup>th</sup> in the Bronx. TLC is  
seeking a temporary lease that will enable the agency  
to continue operations while we perform critical  
rehabilitation of our existing facility at 24-55 BQE  
in Woodside, Queens. Over six years ago, TLC staff  
observed cracks in the façade of our Woodside  
facility. In subsequent years we worked with the  
Department of Design and Construction to perform  
geotechnical engineering and structural studies on  
our site. The studies revealed that the soil under

1 our building was loose, and that the structure was  
2 physically compromised. Experts who conducted the  
3 study recommended that half of the facility needed to  
4 be torn down and rebuilt. The Woodside project got  
5 off the ground in 2015. As we worked with DDC to  
6 design a new space, we also started working closely  
7 with DCAS to plan for the temporary relocation of TLC  
8 staff during construction. Last summer the city  
9 signed a term sheet for a temporary swing space at a  
10 different property in the Bronx and submitted a  
11 similar application that was approved by the City  
12 Planning Commission in August. Unfortunately, after  
13 approval, the prospective landlord backed out of the  
14 negotiations and we had to find a new location. DCAS  
15 has worked very hard to locate—locate appropriate  
16 properties across Brooklyn, Queens and the Bronx, but  
17 it has been very difficult to find spaces that meet  
18 TLC's requirements. The first challenge is we need  
19 office space that is close to turnkey ready. The  
20 second challenge is we need 100 parking spaces for  
21 official vehicles. This past November we received a  
22 list of sites for consideration and visited three.  
23 One in Queens, one in Brooklyn and one in the Bronx.  
24 The Queens space was not feasible because it was  
25

1 occupied, and it was only served a tertiary roadway,  
2 which raised concerns about accessibility during  
3 inclement weather. It was also far from public  
4 transportation. In Brooklyn, we visited a former—we  
5 visited a former supermarket covering 70,000 square  
6 feet of space, much more than we need. Although the  
7 landlord was open to subdividing the space, we felt  
8 that the cost of the buildout in terms of dollars and  
9 time would not be a good use of public resources.  
10 The space we are presenting today was the best option  
11 to meet our dual need for office space that is close  
12 to turnkey ready, and parking for official vehicles.  
13 In our recent presentations to the City Planning  
14 Commission and to Community Board 8, we received  
15 questions about what impact TLC operations would have  
16 on traffic and parking. We explained that TLC would  
17 not take up spaces on the street because the site has  
18 an existing parking lot. We also do not expect much  
19 vehicle or foot traffic in the area because the  
20 office is not open to regular visits from TLC  
21 licensees—excuse me—TLC licensees or the public. I'm  
22 happy to report that after a productive discussion  
23 with members of the Community Board they passed a  
24 resolution in support of the project on March 13<sup>th</sup>.

1  
2 We started this process with an open mind about where  
3 to temporarily relocate staff. Considering the  
4 obstacles we have faced, we are happy that the office  
5 on 230<sup>th</sup> Street will meet our needs. We are eager to  
6 finalize the terms of the lease so we can take  
7 another step closer to starting the critical  
8 construction work at our Woodside facility. Thank  
9 you very much for inviting us to testify. I'll be  
10 happy to answer any of your questions, and my  
11 colleagues from DCAS will also be happy to answer  
12 questions.

13 CHAIRPERSON ADAMS: Thank you very much.  
14 I will now yield to Council Member Cabrera for any  
15 questions or comments.

16 COUNCIL MEMBER CABRERA: Madam Chair,  
17 first I wan to thank you for holding this hearing,  
18 for making it possible. I have some deep concerns  
19 regarding this proposal, and I felt an urgent need  
20 not just for myself, but from the community including  
21 we have—we have testimony from the Cation (sp?)  
22 Brotherhood, which basically they're homeowners in  
23 the area who have expressed some—some legitimate  
24 concern. Thank you for coming, DCAS and TLC. I have  
25



1 a few questions. One is how many employees currently  
2 work at the Enforcement Division?  
3

4 VINCENT CHIN: Our headcount is 280.

5 COUNCIL MEMBER CABRERA: And for the  
6 entire city?

7 VINCENT CHIN: Just for enforcement.

8 COUNCIL MEMBER CABRERA: Just for  
9 enforcement.

10 VINCENT CHIN: Yeah, across the entire  
11 city. That's correct.

12 COUNCIL MEMBER CABRERA: And all—every  
13 single one of them will be—so 200 of the proposed  
14 site that I see here is for 270 staff members. So,  
15 who are the other 70?

16 VINCENT CHIN: So, the 280 is our  
17 headcount. We currently have some vacancies that we  
18 intended to fill within the term of this lease.

19 COUNCIL MEMBER CABRERA: Oh, okay. I  
20 thought—I thought you said 200. I'm sorry.

21 VINCENT CHIN: Oh, yeah, 280.

22 COUNCIL MEMBER CABRERA: 280. Okay, I'm  
23 sorry. Okay. So, we're talking about 280. Would—  
24 does the current facility have staff parking, the one  
25 you're leasing right now?

1  
2 VINCENT CHIN: No, we're not.

3 COUNCIL MEMBER CABRERA: The one that you  
4 have now?

5 VINCENT CHIN: Oh, the one we have now.  
6 No, it does not.

7 COUNCIL MEMBER CABRERA: It does not  
8 have, and so whether—so people who drive to work  
9 normally where do they park?

10 VINCENT CHIN: Well, very few of our  
11 staff actually drive to work. So, we have a staff  
12 shuttle that operates in the morning and the evenings  
13 and also on the weekends that take people from 74<sup>th</sup>  
14 Street and Roosevelt Ave. to our facility in  
15 Woodside.

16 COUNCIL MEMBER CABRERA: And that's what  
17 you will plan to do here as well?

18 VINCENT CHIN: Well, so when we were  
19 looking for a space, one of our key requirements was  
20 to find something that was also close to public  
21 transportation, and so this space I think is—we felt  
22 very fortunate because it's close to a number public  
23 transportation options.

24

25

1  
2 COUNCIL MEMBER CABRERA: So, you're--  
3 you're counting on the staff to take public  
4 transportation?

5 VINCENT CHIN: Yes.

6 COUNCIL MEMBER CABRERA: Have you done a  
7 survey?

8 VINCENT CHIN: Uhm--

9 COUNCIL MEMBER CABRERA: A test, an  
10 official survey that you could share with us today  
11 that you could submit that you have done with  
12 employees how they're planning if this was a facility  
13 that was opened, how they would come to work?

14 VINCENT CHIN: We haven't conducted I  
15 would say a formal study, but we certainly--we--we know  
16 just kind of experience that most folks commute to  
17 work.

18 COUNCIL MEMBER CABRERA: Well, they're  
19 almost forced to over there. Over here there's all  
20 the options like they could take street parking,  
21 correct?

22 VINCENT CHIN: In the Bronx, you mean?

23 COUNCIL MEMBER CABRERA: Yes.

24 VINCENT CHIN: Perhaps. I mean we--we feel  
25 that we--we think that most folks will continue to

1  
2 commute. It's close to the 1-Train, but we could  
3 certainly have informal discussions with our staffing  
4 and get more information for you.

5 COUNCIL MEMBER CABRERA: Yeah, I mean I  
6 think that it's incumbent upon TLC to do a survey and  
7 to come back with us to let us know how they intend  
8 because, you know, for many people they have the  
9 option to park in the streets. I'm sure they would  
10 like to privacy of driving there or driving back,  
11 which will be a burden to the unintended consequence  
12 would be there would be a burden upon this community,  
13 which is already—they're already—this is a strain in  
14 terms of the parking that is available in that area,  
15 and all the concerns. Right across the street  
16 there's actually free parking for people to go in the  
17 mall, and what's there to prevent from anybody  
18 parking over there that will be the--?

19 VINCENT CHIN: Is that private property,  
20 you mean?

21 COUNCIL MEMBER CABRERA: No, I mean it's  
22 probably in the same—it's private property, but it's  
23 public in the sense anybody could just drive in to go  
24 to the mall or to go to the gym, TJ Maxx. I know  
25 'cause I go there to every store. So—so what's there

1  
2 to prevent that people who are working there because  
3 there's—there's some people that actually do that,  
4 and that's been one of the biggest problems we have  
5 been having in that parking lot.

6 VINCENT CHIN: I think it's hard for me  
7 to comment on if it's private property, but I know  
8 for example like there was a Pathmark in my  
9 neighborhood and it was patrolled by a privately  
10 contracted towing company. So, I would imagine there  
11 might be a similar situation like that.

12 COUNCIL MEMBER CABRERA: Yeah, we're  
13 still lost. To be honest with you, I wish they had  
14 that there, but they don't. They really don't, and  
15 which, to be honest with you is kind of hard to  
16 supervise. There somebody could pretend they went  
17 into a store, and then from there, you know, go to  
18 the offices. You know, if there's a will, there's a  
19 way, but, you know, that's, you know, definitely a  
20 concern of mine. Is there street parking or parking  
21 garages that—near this proposed facility that you  
22 have spoken to in regards to many provide parking for  
23 employees if they were to use it, if they wanted to  
24 pay?

1  
2 VINCENT CHIN: No. So, when we set out  
3 to do this project, and—and we talked to our staff  
4 and we identified our needs, employee staff parking  
5 was—was not one of our key needs because as I  
6 mentioned, not very many of our staff drive to work.

7 COUNCIL MEMBER CABRERA: Yeah, again I'm  
8 concerned. I get it when we come to Manhattan.  
9 Nobody wants to drive over here and park.

10 VINCENT CHIN: No, I'm talking about  
11 Woodside.

12 COUNCIL MEMBER CABRERA: Oh, Woodside.

13 VINCENT CHIN: It's in Queens, and we're  
14 like 15 minutes from the subway.

15 COUNCIL MEMBER CABRERA: So, but the  
16 Bronx, I'm telling you we get people coming from  
17 everywhere. I mean we have people coming from  
18 Westchester. They park and then they go and catch  
19 the subway to go there, which is part of a use  
20 problem that we're having right now, and in  
21 particular in this area as well. So, parking is a  
22 big, big issues. Let me -let me just change the  
23 conversation to a patrol vehicle. How many patrol  
24 vehicles does the Enforcement Division currently.

1  
2 VINCENT CHIN: So, we have 111 assigned  
3 to our Enforcement Division.

4 COUNCIL MEMBER CABRERA: So, where would  
5 the other 11 go to?

6 VINCENT CHIN: So, we have some that are  
7 located in JFK. We have some in Staten Island and  
8 some will remain at our Woodside facility during the  
9 construction.

10 COUNCIL MEMBER CABRERA: And how many  
11 would that be?

12 VINCENT CHIN: Well, we have 100 spaces  
13 in the Bronx. So, we would be able to have spaces  
14 for the other 11 across those three other facilities.

15 COUNCIL MEMBER CABRERA: The other—the  
16 other three spots how much—how many cars can you  
17 conceivably get in those?

18 MALE SPEAKER: [off mic] Eight in Staten  
19 Island about 15 or 20 at JFK.

20 VINCENT CHIN: Yeah, so maybe a couple  
21 dozen.

22 COUNCIL MEMBER CABRERA: A couple of  
23 dozen?

24 VINCENT CHIN: Yeah, our best guess.  
25

1  
2 COUNCIL MEMBER CABRERA: [pause] Can you  
3 explain how and where the enforcement division  
4 deploys its patrol vehicles?

5 VINCENT CHIN: Well, so, as our Chair  
6 Joshi testified at a hearing on TLC enforcement last  
7 month, she explained that the challenge that we have  
8 as a TLC agent enforcement is to strike a balance,  
9 and cover all parts of the city because all New  
10 Yorkers deserve the same safety and consumer  
11 protections, and so that's the approach that guides  
12 us.

13 COUNCIL MEMBER CABRERA: So, at any  
14 particular moment, how many cars are out there?

15 VINCENT CHIN: I would say that in a one-  
16 day period, we typically will have about 40 vehicles  
17 that--that are used in that one-day period.

18 COUNCIL MEMBER CABRERA: So, you only use  
19 40--and just--just to be clear, you only use 40 per day  
20 or 40 per 8-hour period?

21 VINCENT CHIN: Per 24-hour period.

22 COUNCIL MEMBER CABRERA: For 24-hour.  
23 So, what happens--I mean what--why do we have so many  
24 if we only use 40? I'm just--



1  
2 VINCENT CHIN: We have to balance the use  
3 of the vehicles because if they're continuously used,  
4 then it-it-it sort of-there's more-too much wear and  
5 tear on the vehicles.

6 COUNCIL MEMBER CABRERA: Oh, so you seem  
7 to use that particular vehicle 24 hours? Are they  
8 out there 24 hours?

9 VINCENT CHIN: No, no, I mean within a  
10 24-hour period, we will use 40 of the vehicles at  
11 some point during that period.

12 COUNCIL MEMBER CABRERA: You understand  
13 my question, right? So, let me-let me backtrack.  
14 Do-do you have like three 8-hour patrol sessions of  
15 vehicles-or patrol vehicles that go out?

16 VINCENT CHIN: Yean, that's correct.

17 COUNCIL MEMBER CABRERA: [interposing]  
18 The hire? (sic)

19 VINCENT CHIN: We have-we have shifts.  
20 That's correct.

21 COUNCIL MEMBER CABRERA: So, those shifts  
22 they-and there's 40 that leave at a time?

23 VINCENT CHIN: No.

24 COUNCIL MEMBER CABRERA: Like how many-  
25 how many go out at a time?

1  
2           VINCENT CHIN: So, I did really only  
3 answer the more general questions, or—because I'm not  
4 responsible for enforcement, but it really is about  
5 40 within a 24-hour period, and then that would be  
6 across the different shifts that deploy during the  
7 day. So, it's not 40 all at one time coming and  
8 going. It would be spread out across the shifts.

9           COUNCIL MEMBER CABRERA: I'm just  
10 surprised how many. I mean that's a different  
11 hearing, but I'm surprised how many vehicles we have  
12 and we're only using 40, and some of those max and  
13 some of those-- Anyway, that's a different hearing,  
14 and we spend all this money for vehicles that aren't—  
15 technically not being used 60% at a particular  
16 moment.

17           VINCENT CHIN: I think that if we were to  
18 deploy them different it would actually cause a  
19 greater cost in the long run because those cars would  
20 break down faster.

21           COUNCIL MEMBER CABRERA: I mean look at  
22 the liveries you see—you see down somewhere around in  
23 24-hours a day. I don't know if we're proposing this  
24 should have been 24-hours a day, but that's quite a  
25 bit of vehicles, and then you're not doing 40. I

1 mean from what I hear it's probably 20, 30 going at a  
2 time, right?

3  
4 VINCENT CHIN: A little bit less than  
5 that.

6 COUNCIL MEMBER CABRERA: Less than that  
7 for the entire city?

8 VINCENT CHIN: That's correct.

9 COUNCIL MEMBER CABRERA: Can you double  
10 check on those numbers? They—they just don't—  
11 something doesn't sound right there honestly. That's  
12 a minimum. I mean that's very vehicles. You know,  
13 we're going to be storing. So, technically you—you  
14 could be using a vehicle one every five days. Are  
15 they—are they working 7 days?

16 VINCENT CHIN: Yes, we are a 24/7  
17 operation. That's correct.

18 COUNCIL MEMBER CABRERA: Wow. Madam  
19 Chair, I'll turn it back to you. I have a few  
20 questions for later on, but I don't want to hog the  
21 time.

22 CHAIRPERSON ADAMS: Thank you very much,  
23 Council Member Cabrera. I'd like to note that we've  
24 been joined by Council Member Miller. I just have a—  
25 a couple of questions for you. Then I'm going to go

1 to—to my committee. You noticed—we noticed in your  
2 testimony that you spoke about the existing location  
3 in Woodside, and that the structure is physically  
4 compromised and—and damaged and—and all types of  
5 things. Now, your current facility houses Safety and  
6 Emissions as well as Enforcement, correct? Yet you  
7 are only moving Enforcement?  
8

9 VINCENT CHIN: Yes, that's correct.

10 CHAIRPERSON ADAMS: And explain to us  
11 what the rational behind that is?

12 VINCENT CHIN: Yeah, absolutely. So, the  
13 Safety and Emissions Division they're responsible for  
14 conducting vehicle inspections, and at our Woodside  
15 facility we have a very large eight-lane garage that  
16 will remain open and in operation during the  
17 construction project. And so, we will have an active  
18 construction project going on, and we will continue  
19 to be doing vehicle inspections. The cabs will have  
20 to come in, the for-hire vehicles will have to come  
21 in, and the S&E staff will stay there to conduct  
22 those inspections.

23 CHAIRPERSON ADAMS: So, will—will Safety  
24 and Emission ever move over to you new space to your—  
25

1  
2 your permanent new space, not your temporary new  
3 space—your temporary space?

4           VINCENT CHIN: So, the—the garage will  
5 stay as it is, and the new office will be located on  
6 the same site, and so, yes, they will stay in the  
7 same place.

8           CHAIRPERSON ADAMS: Okay. Just to follow  
9 up again with—with something that my colleague was  
10 really trying to get at, and that is the—the traffic,  
11 the congestion in the area. Some things that we're  
12 concerned about how much traffic and I'm not sure  
13 that we heard. How much traffic will be generated  
14 from the 100 patrol vehicles and any additional staff  
15 vehicles and the times of day? What times of day  
16 will the patrol vehicles be entering and leaving the  
17 facility?

18           VINCENT CHIN: So, the vehicles will be  
19 leaving at different times of the day depending on  
20 the shift. Typically, I believe it's an early  
21 morning shift, and then there's an afternoon shift  
22 and then there's there later in the evening shift,  
23 and so those are typically on off peak times.

1  
2 CHAIRPERSON ADAMS: Okay, that was not--  
3 that was where you were going to do--were you speaking  
4 of off-peak or what were you speaking of?

5 VINCENT CHIN: Yeah, I meant off peak.

6 CHAIRPERSON ADAMS: Exactly that. So,  
7 primarily we're speaking of off-peak hours?

8 VINCENT CHIN: Correct.

9 CHAIRPERSON ADAMS: Okay. Do we know--we  
10 know that there are significant traffic issues in the  
11 area due to the mall, which my colleague referenced  
12 directly across the street. Have you studied the  
13 traffic impacts, and how do you propose to mitigate  
14 that?

15 VINCENT CHIN: Well, we--we don't believe,  
16 and we've had discussions with the Community Board  
17 about this question that we're going to have a very  
18 significant impact on--on traffic. The building  
19 itself is vacant right now, and it has a parking lot  
20 that we are hoping to--to lease, and so we--we believe  
21 that it was used in that way when it was developed,  
22 and--and that the--the traffic impact was--was analyzed  
23 at that point. We don't expect that our intended used  
24 of that space would change anything that was  
25

1  
2 previously addressed at the time that this facility  
3 was developed.

4 CHAIRPERSON ADAMS: So, is the parking  
5 lot—the lease right now is that in question? Is that  
6 finalized? Is it up in the air or what's the status?

7 VINCENT CHIN: We—we still need to  
8 finalize--

9 CHAIRPERSON ADAMS: [interposing] So, it  
10 is up in the air.

11 VINCENT CHIN: [off mic] It's pending.  
12 [sic]

13 CHAIRPERSON ADAMS: Okay, so you're still  
14 in negotiation over the parking lot?

15 VINCENT CHIN: What—what I—the whole—the  
16 final terms of the lease--

17 CHAIRPERSON ADAMS: [interposing]  
18 Everything?

19 VINCENT CHIN: Yeah, we haven't finalized  
20 it, but we're still negotiating.

21 CHAIRPERSON ADAMS: Okay, okay, Council  
22 Member Miller.

23 COUNCIL MEMBER MILLER: Thank you, Chair.  
24 How—how much space is required for you to move your  
25

workforce, a portion of your workforce, and a portion  
of your operations from the Woodside facility?

VINCENT CHIN: So, our requirement when—  
as we work with DCAS to look for space is 32,000  
square feet.

COUNCIL MEMBER MILLER: What is the  
distance between the current location and the Bronx  
location?

VINCENT CHIN: I'm not sure in terms of  
mile, but it's in the—the sort of in Marble Hill,  
Kingsbridge section of the Bronx to Woodside, Queens.  
I guess maybe five miles. I'm sorry. I would have  
to look it up specifically.

COUNCIL MEMBER MILLER: [coughs] Excuse  
me. So, let's talk about the human capital. How  
much of the workforce will be transferred over?

VINCENT CHIN: We intend on transferring  
around 280 staff.

COUNCIL MEMBER MILLER: 280?

VINCENT CHIN: Correct.

COUNCIL MEMBER MILLER: That's a lot.  
Has there been conversation with the workforce and  
their bargaining units involved here?



1  
2           VINCENT CHIN: Yes, so, we started this  
3 process in 2015, and as I mentioned in testimony, we  
4 are very close to having a lease in the hand at 2500  
5 Housey in the Bronx, and unfortunately the landlord  
6 backed out at the last minute, partially because he  
7 objected to having a short-term lease, which is part  
8 of our requirement. It's very difficult to get a  
9 lease just for a short period of time.

10           COUNCIL MEMBER MILLER: I-I'm sorry.  
11 That wasn't what I asked you. I asked you about the  
12 human capital, the workers there.

13           VINCENT CHIN: [interposing] So, they  
14 have--

15           COUNCIL MEMBER MILLER: [interposing] Has  
16 there been conversation with the--

17           VINCENT CHIN: [interposing] Absolutely,  
18 absolutely.

19           COUNCIL MEMBER MILLER: And--and there's  
20 been--there are provisions within their collective  
21 bargaining agreement that allows you to move from the  
22 work point but close to the other?

23           VINCENT CHIN: Yeah, so--

24           COUNCIL MEMBER MILLER: [interposing]  
25 With or without compensation?

1  
2           VINCENT CHIN: We definitely have engaged  
3 the union. We definitely have spoken to the  
4 employees. I think the challenge is that the  
5 existing facility in our work with DDC is not viable.  
6 They have recommended that we tear it down, and so I  
7 think we're in this situation where we do not want to  
8 continue to keep our staff in that situation either.  
9 We need to do a fairly—a very major construction  
10 project and so we do need to temporarily relocate  
11 folks in order to be able to overcome that hurdle.

12           COUNCIL MEMBER MILLER: So, you have  
13 confirmed that based on conversational review of  
14 collective bargaining agreement that you can and now  
15 will make this move based upon the fact that you can  
16 even if it involves compensation?

17           VINCENT CHIN: Yes.

18           COUNCIL MEMBER MILLER: Okay, and it's—  
19 it's nearly 300 folks at— How, and—and what is the  
20 time period on the project to get these people back  
21 in Woodside?

22           VINCENT CHIN: Yeah, so we want to do  
23 this project as quickly as possible. We are hoping  
24 to do it within the five—we'll definitely do it  
25 within the 5-year period.

1  
2 COUNCIL MEMBER MILLER: Five years,  
3 that's a really long time. Potentially half the  
4 people that are there probably won't be there, and  
5 I'm just talking about people being uprooted. That  
6 is a major difference from going from a portion of  
7 Northern Queens to--to the Bronx is not like going  
8 across town somewhere.

9 VINCENT CHIN: Absolutely.

10 COUNCIL MEMBER MILLER: That is  
11 definitely an impact, and has consequences on  
12 families. So, again, that's why I was kind of  
13 focusing on the human capital perspective there, and  
14 has--I know that my colleague has asked about--a few  
15 questions on the impact on the community. What kind  
16 of environmental impact do you foresee this  
17 happening--having, if any?

18 VINCENT CHIN: Environmental impact in--?

19 COUNCIL MEMBER MILLER: To community  
20 parking, infrastructure or any other--

21 VINCENT CHIN: We don't think that it  
22 will have a significant change in the impact that  
23 this space was zoned for or developed for because  
24 we're moving into an existing space with existing  
25 parking.

1  
2 COUNCIL MEMBER MILLER: And-and-and  
3 considering TLC's relationship with the for-hire  
4 community, particularly in the Bronx, have you taken  
5 that into consideration, and are there any additional  
6 security provisions that you would have to undertake  
7 to see this come to full fruition? Just intention  
8 between TLC and-and in case you don't know, and the  
9 community the for-hire community that you just can't  
10 park these vehicles on the streets that folks can--

11 VINCENT CHIN: [interposing] I see what  
12 you're--

13 COUNCIL MEMBER MILLER: --just travel to  
14 and from, and that there's going to be a conducive  
15 and safe work environment for these folks.

16 VINCENT CHIN: Right.

17 COUNCIL MEMBER MILLER: So, I mean it  
18 often happens and that often occurs when-that people  
19 perform services and-and-and-and-and safety sensitive  
20 or sensitive titles. This happens to be one, and  
21 there happens to be a particularly tense moment  
22 between TCL and the surrounding community. What are  
23 you doing to protect the workforce--

24 VINCENT CHIN: So-

1  
2 COUNCIL MEMBER MILLER: --and the  
3 equipment?

4 VINCENT CHIN: Yeah, so I think that's a  
5 -that's a great question. I should clarify that. In  
6 terms of parking, all of the parking that we're  
7 planning or we would like to lease is for official  
8 vehicles only, and all those vehicles will be inside.  
9 Ono the ground. So, they will not be out on the  
10 street. It sounded like that's what you're--you're  
11 asking about.

12 COUNCIL MEMBER MILLER: Yeah, that-that-  
13 that-that is-that is the equipment portion of it.

14 VINCENT CHIN: Uh-hm.

15 COUNCIL MEMBER MILLER: In terms of the  
16 human capital, these--you're asking these folks to  
17 exist in a very aggressive environment that exists  
18 right now to--and I mean obviously we just had a  
19 hearing on this in the last month, and--and a few  
20 blocks away from this contentious environment, these  
21 same workers have to either park their private  
22 vehicles or take the train. More so that you have to  
23 now park your private vehicles for 8 to 10-hour  
24 tours, and use a company vehicle and you may come  
25 back to it or not. So, it's a happening situation,

1 with a vehicle being left on the street. And so,  
2 I'm—I'm merely talking about the current of the  
3 environment as we know it be amongst for-hire  
4 vehicles. The TLC agency has not be the present over  
5 the past few months.  
6

7 VINCENT CHIN: Yeah. I mean I think we  
8 are very committed to doing everything we can to—to  
9 work on that, and to improve things, and I think the  
10 office itself, as I mentioned will not be open to  
11 regular visits from the public, but I think we do  
12 invite engagement and conversation to address the  
13 issues that you're raising, and I think that we were  
14 presented with a certain number of choices. Given  
15 our needs, it's not really easy to meet our needs.  
16 This was the best option that we had, but I think  
17 given the—the issues that you're raising, I think it  
18 could potentially be an opportunity to really be able  
19 to address those things.

20 COUNCIL MEMBER MILLER: Thank you, Madam  
21 Chair, and then finally I just want to say that I  
22 think that, and—and it's not just for TLC, but I—I  
23 know that DCAS is often involved in these—these types  
24 of moves, and it would behoove them to engage the  
25 folks that are really on the ground doing the work

1 because if it was a police precinct, or firehouse,  
2 they'd be engaged. I want to make sure that these  
3 workers and this workforce has a voice in this system  
4 as well. Thank you.

5  
6 CHAIRPERSON ADAMS: Thank you, Council  
7 Member Miller. Council Member Treyger then Council  
8 Member Diaz.

9 COUNCIL MEMBER TREYGER: Thank you, Chair  
10 Adams. I have a question about the—the Woodside  
11 facility. Is this a facility that was constructed by  
12 the City of New York?

13 VINCENT CHIN: That, no, it was not.

14 COUNCIL MEMBER TREYGER: It was not, but  
15 it is on city-owned land, and can you speak about who  
16 owns it? Are we leasing it?

17 VINCENT CHIN: So, what I would say is  
18 there is sort of three main sections of the facility,  
19 and the records that we have from the Department of  
20 Buildings doesn't paint as full of a picture as we  
21 would like. The main garage area that I explained I  
22 believe was—it's about 50 years old? [background  
23 comments] So, that's where we do all the vehicle  
24 inspections. Then there's administrative offices  
25 that are attached that the earliest records we have

1 of that was fro 1974. [background comments] Okay.  
2 I'm sorry. Excuse me, from 1961, and so we have  
3 basically those--the--the lanes. Then we have an  
4 administrative space and then on top of the  
5 administrative space there was a second floor built  
6 on top of it.  
7

8 COUNCIL MEMBER TREYGER: But did--did the  
9 city build this garage? Did the city build all this  
10 property on this land or did we acquire it as is? I  
11 mean that's the question.

12 VINCENT CHIN: I'll have to look that up  
13 and get back to you. Part--part--I'm sorry. I--so,  
14 part of the building was property that we purchased,  
15 and then the garage area was added later. That's the  
16 part that's not in decay right now. It's the older  
17 part of the building, and that's where we're having a  
18 problem. That's why we're only taking down half of  
19 the building

20 COUNCIL MEMBER TREYGER: But which agency  
21 is responsible for the purchase of the purchase of  
22 the building?

23 VINCENT CHIN: This is decades ago. So,  
24 I'm--  
25



1  
2 DEPUTY COMMISSIONER RINGELHEIM: All—all  
3 acquisitions of the state property have to go through  
4 DCAS. [coughs] The management of the building or  
5 when this was purchased if it was, you know, was so  
6 many years ago it was transferred to the jurisdiction  
7 of TLC, but it's clearly a city-owned property right  
8 now, the entire property.

9 COUNCIL MEMBER TREYGER: Well, the reason  
10 why I'm asking is because in your testimony today, it  
11 says that in subsequent years we worked with DDC to  
12 perform geotechnical engineering and structural  
13 studies on our site. The studies revealed that the  
14 soil under our building was loose, and that the  
15 structure was physically compromised. Did we  
16 suddenly find out that the soil was loose now? Did  
17 we not know of this earlier?

18 VINCENT CHIN: I think that we observed  
19 cracks in the façade, and there are cracks in the  
20 actual inside of the building around 2011, and at  
21 that point we—we needed to really address it.

22 COUNCIL MEMBER TREYGER: But you were  
23 seeing symptoms. You were not seeing the root of the  
24 problem. Is that correct?

VINCENT CHIN: That's correct, and that's where we engaged DDC to—to do a number of studies.

COUNCIL MEMBER TREYGER: So, it speaks to the process that we have to adequately evaluate and assess properties or lands that we're acquiring whether or not we're conducting adequate, accurate testing of the sites so we do not compromise the safety of our workforce and our of people. Is that correct?

VINCENT CHIN: I would say that it has been very frustrating to us to have to be in this situation as well. You know, I can't really speak to the decisions that were made at the time that it was acquired, but we are very surprised that that happened.

COUNCIL MEMBER TREYGER: Have we made changes to the process that led to that decision since then?

VINCENT CHIN: You know--

COUNCIL MEMBER TREYGER: [interposing]  
Because I'm not reading that in your testimony.

DEPUTY COMMISSIONER RINGELHEIM: This is a building that was obviously acquired, you know, more than 80 years ago. So, I-

1  
2 COUNCIL MEMBER TREYGER: [interposing]  
3 Right.

4 DEPUTY COMMISSIONER RINGELHEIM: --I can't  
5 speak to what the process was then. There certainly  
6 is upon any acquisition a due diligence period. You  
7 know, we don't know if the ground changed here or if  
8 the building structure was sound, but it was just,  
9 you know, wear and tear of the building over time. I  
10 can tell you that you don't get as--

11 COUNCIL MEMBER TREYGER: [interposing]  
12 It's not the wear and tear of the building that I'm  
13 reading. I'm reading that the soil underneath the  
14 building was loose, and that led to the structure  
15 being physically compromised.

16 DEPUTY COMMISSIONER RINGELHEIM: Right.

17 COUNCIL MEMBER TREYGER: I don't think  
18 the soil just suddenly becomes a problem.

19 DEPUTY COMMISSIONER RINGELHEIM: All I  
20 can say is that there--there is a due dili--diligence  
21 process for the city acquiring land at this time. I  
22 can't speak to what the process was then or the  
23 condition of the building. I can't say that someone  
24 didn't do their due diligence then. There is that  
25 process in place now, not that it has changed or

1 differed, but there is, you know, as any purchaser  
2 would inspect and make decisions before they decide  
3 to purchase, that's in place now.

4  
5 COUNCIL MEMBER TREYGER: Really, the  
6 intents of—the purpose around—around my questioning  
7 is that why should we have more confidence that the  
8 process has gotten any better to—to determine if the  
9 sites that we're acquiring, we're purchasing, we're  
10 testing that the process has improved to take into  
11 account of the soil conditions because this does  
12 matter because in this case the soil was loose. In  
13 other cases there—it could be contaminated, which  
14 then the State has to get involved to do a  
15 remediation. So, I do have to raise this process  
16 issue, and if you're telling me that you're not sure  
17 if the process was changed, I'm not sure if that  
18 gives us confidence about other structures that—that  
19 we have existing around the city of New York. And  
20 so, I—I will leave it there, but Chair, I—I  
21 appreciate you bringing this forward for us to have a  
22 hearing and Council Member Cabrera, thank you for the  
23 very valid concerns that you've raised on behalf of  
24 your district, and I think that we still have some  
25 more work to do here. Thank you very much.

1  
2 CHAIRPERSON ADAMS: Thank you very much.  
3 Council Member Diaz.

4 COUNCIL MEMBER DIAZ: Thank you, Madam  
5 Chairman. Mr. Chin, do you know you are under oath?

6 VINCENT CHIN: Absolutely.

7 COUNCIL MEMBER DIAZ: When Councilman  
8 Cabrera asked you before how many vehicles you would  
9 have on the street at any given time you said 20.

10 VINCENT CHIN: I said 40 in a—in a 24-  
11 hour period.

12 COUNCIL MEMBER DIAZ: In the whole city?  
13 You know, I'm the Chairman of the—of the new  
14 committee called For-Hire Vehicles. These are all  
15 these things, and I don't think that you—that that's  
16 the right number. [coughing]

17 VINCENT CHIN: That's the number that the  
18 folks who manage our fleet has given me. So, we  
19 could certainly after this hearing, we could look at  
20 that again, and I can certainly work with you.

21 COUNCIL MEMBER DIAZ: I just want to tell  
22 you that you are under oath, and you know, you don't  
23 want to be lying, you know and saying the wrong thing  
24 to this committee. Another thing—another thing you  
25

1 said that—what was the employees of the—of the  
2 employees under Enforcement—Enforcement Unit now?

3 VINCENT CHIN: 280. That's the count.

4 COUNCIL MEMBER DIAZ: And you said that—  
5 and how many of them are you moving to the—to the new  
6 site?  
7

8 VINCENT CHIN: All of them.

9 COUNCIL MEMBER DIAZ: And that's it?

10 VINCENT CHIN: Well, so in addition to  
11 that we have support staff who also to support our  
12 Enforcement operations. They'll be located at the  
13 new site as well.

14 COUNCIL MEMBER DIAZ: And that's it?

15 VINCENT CHIN: Yes.

16 COUNCIL MEMBER DIAZ: No more?

17 VINCENT CHIN: That's correct.

18 COUNCIL MEMBER DIAZ: When the  
19 Commissioner testified on my committee she proposed  
20 and one of the plans for—for now is to increase the  
21 Enforcement Unit and to add more employees, members  
22 to the Enforcement Unit. So, those new—those new  
23 Enforcement and those units and those equipment that  
24 she's planning to increase in the Enforcement Unit  
25 that—that's not coming to the Bronx?

VINCENT CHIN: No, that's included in the number that I gave. It's included in the 280 of--

COUNCIL MEMBER DIAZ: [interposing] Did you--did you have 281 now staff? Are you going to--so then to increase it?

VINCENT CHIN: The 280 is the number that that we are targeting.

COUNCIL MEMBER DIAZ: I'm confused now. How many staff in the--the Enforcement Unit has now?

VINCENT CHIN: So, we have about 60 vacancies currently. I explained there that--

COUNCIL MEMBER DIAZ: How many--how many you have now?

VINCENT CHIN: 220.

COUNCIL MEMBER DIAZ: 220?

VINCENT CHIN: Uh-hm.

COUNCIL MEMBER DIAZ: And you say you have some vacancies?

VINCENT CHIN: 60 vacancies.

COUNCIL MEMBER DIAZ: But you want to increase it more?

VINCENT CHIN: No.

1  
2 COUNCIL MEMBER DIAZ: That was--that was--  
3 that was in my--in my committee. That was the  
4 testimony.

5 VINCENT CHIN: I'm happy to discuss the  
6 specific thing you're referring to. I was testifying  
7 with--

8 COUNCIL MEMBER DIAZ: [interposing] So,  
9 that this we were with Councilman Cabrera the area  
10 where you tried to come, Council Member Cabrera's  
11 Office and my office that in order to represent that  
12 my office being--people calling there in the district  
13 because of what the--the overcrowding in the area,  
14 the--the program created for people in the area and  
15 parking and other it's--it's--it's--it's incredible. So,  
16 that's why people are calling from the committee to  
17 oppose it. And by the way, when you--when you spoke  
18 to the Planning Board, do you now who in the Planning  
19 Board you talked to?

20 VINCENT CHIN: We spoke to the--the  
21 Commission, isn't it? You mean the--

22 COUNCIL MEMBER DIAZ: [interposing] And  
23 the Planning--the Planning Board, and you said that  
24 they approved it.

25 VINCENT CHIN: I said the Commission.



1  
2                   TODD HAMILTON:    Yeah, the full  
3 Commission.

4                   VINCENT CHIN:    Yes, we spoke to the full  
5 Commission.

6                   COUNCIL MEMBER DIAZ:   The full  
7 Commission.

8                   VINCENT CHIN:    And we spoke to Community  
9 Board 8, and we discussed a lot of the issues that  
10 were raised here today, and—and they—they both signed  
11 the resolution supporting the project.

12                   COUNCIL MEMBER DIAZ:   We—we have a  
13 problem in the city called congestion. We're are  
14 trying to avoid congestion in everywhere part of the  
15 city. Especially in Bronx County, and—and what we  
16 see here is that you are brining an extra problem to  
17 the residents of the area, and something that is  
18 uncomfortable because I believe that seeing the—  
19 seeing the location that—that you are now I think  
20 that you—you really don't need to move that. You  
21 really, I think that they could fix that location or  
22 whatever. But, I'm just—I just want to—to jump in.  
23 I'm a new member of this committee, but I appreciate  
24 the—the opportunity that the Chairperson has given  
25 me. I just want to be sure that we are given the

1 right information because the rules of every  
2 committee is to—to sort out every witness and to make  
3 sure that they are under oath, and that they give the  
4 right information to—to any given committee. So,  
5 thank you, Madam Chair.

7 VINCENT CHIN: Can I just--

8 CHAIRPERSON ADAMS: Thank you.

9 VINCENT CHIN: --can I just say, we—we  
10 absolutely hear the concerns that are being raised,  
11 but I do want to mention that if we do not move at  
12 this point, we are at risk of delaying our Woodside  
13 project, and extending the amount of time that we—it  
14 would take to start that by at least one year because  
15 that's the amount of time it takes to have gone  
16 through this process. We've done estimates that  
17 would cost roughly \$10 million if we were to delay  
18 the project at this point, and we—we really feel  
19 that, you know, we didn't have a total choice at the  
20 beginning of this. We'd have to keep an open mind,  
21 and the site that DCAS found us meets our very unique  
22 needs for a temporary relocation. We feel that it  
23 would be—we would be wasting a lot of public  
24 resources if we had to go back and start this process  
25 over again, and we're very concerned about that.

1  
2 CHAIRPERSON ADAMS: Thank you very much.  
3 Council Member Cabrera—

4 COUNCIL MEMBER CABRERA: [interposing]  
5 Thank you Madam Chair.

6 CHAIRPERSON ADAMS: --and then Council  
7 Member Barron. .

8 COUNCIL MEMBER CABRERA: I only have a  
9 couple of questions on the second round. [coughing]  
10 I wanted to ask you, you mentioned that there was a  
11 track—well let me. Let me just ask this question  
12 again. Did you guys do a traffic study?

13 VINCENT CHIN: A traffic study. No, we  
14 did not.

15 COUNCIL MEMBER CABRERA: No traffic  
16 study, and so you're counting on the study that was  
17 done previously for the garage. Is that what you  
18 mentioned earlier?

19 VINCENT CHIN: Yes. So--

20 COUNCIL MEMBER CABRERA: [interposing]  
21 And Madam Chair I--

22 VINCENT CHIN: --I think we—we follow all  
23 of the established, you know, rules and regulations  
24 on acquiring space.

25

1  
2 COUNCIL MEMBER CABRERA: Yeah, just keep  
3 in mid--

4 VINCENT CHIN: [interposing] So, we—we  
5 did that in this case, too.

6 COUNCIL MEMBER CABRERA: Just keep I mind  
7 that the new mall, which is very busy. I already  
8 mentioned it, was built after the garage. So,  
9 whatever studies was done in regards to that garage,  
10 it's kind of it would have been good to do another  
11 study. When people come out of that parking would be  
12 making a left or a right turn?

13 VINCENT CHIN: To go where, out of the  
14 parking?

15 COUNCIL MEMBER CABRERA: Yes.

16 VINCENT CHIN: Well, you can go either  
17 way. If you make a right, you go toward the highway.

18 COUNCIL MEMBER CABRERA: Well, actually,  
19 if you want to obey the law, you have to make a  
20 right. That's another line. So, you're not supposed  
21 to make a left. That's what I'm asking.

22 VINCENT CHIN: Yeah, it--

23 COUNCIL MEMBER CABRERA: So, so all those  
24 vehicles are going to go in the same direction where  
25 we have the most traffic actually. So, that's—that's

1  
2 something to keep in mind. The second thing is I  
3 wanted to ask you the people—the majority of people  
4 who work, these 220 that are working right now, where  
5 do they live?

6 VINCENT CHIN: I—I don't know right now,  
7 but I can certainly go--

8 COUNCIL MEMBER CABRERA: [interposing]  
9 That's why that survey that I mentioned for the  
10 workers, it's important. Because if they're coming  
11 from Brooklyn, you know, let's say they were coming  
12 from Council Member Barron's district, it would take  
13 them, you know, if somebody is coming from Queens,  
14 actually there's no. There's not a subway  
15 unfortunately. I wish there was that goes directly  
16 from Queens to the Bronx that would have to go  
17 through Manhattan. Have you done a study yet to  
18 determine how long it would take your average union  
19 member to come to the Bronx over here to this  
20 facility?

21 VINCENT CHIN: I think folks live in all  
22 different parts of the city, and so--

23 COUNCIL MEMBER CABRERA: [interposing]  
24 Okay, we don't know--

1  
2 VINCENT CHIN: --it would take them a  
3 similar amount of time to arrive at Bronx as it would  
4 to the Woodside space and to the other spaces that we  
5 considered for this lease.

6 COUNCIL MEMBER CABRERA: Well, but you  
7 don't—you don't—you—you just told me that you don't  
8 know where exactly they're coming from. So, 80% of  
9 them could be living nearby. Maybe they made the  
10 decision I'm going to move close to my job and now  
11 they're—they're moving. So, you don't know the  
12 answer?

13 VINCENT CHIN: I could say anecdotally  
14 generally that folks come from different parts of the  
15 city. I—I don't know exact numbers right now. I'm  
16 sorry. That's not something that we compared.

17 COUNCIL MEMBER CABRERA: Okay, and my—my  
18 last question, Madam Chair, if I could is have you  
19 done borings on the building?

20 VINCENT CHIN: Absolutely in Woodside.

21 COUNCIL MEMBER CABRERA: In Woodside.

22 VINCENT CHIN: Absolutely.

23 TODD HAMILTON: Yeah, per the Geo Study.

24 COUNCIL MEMBER CABRERA: And—and how long  
25 you did the Bronx?

VINCENT CHIN: We did this across several  
years. I believe it was in 2013-14.

TODD HAMILTON: 2013.

VINCENT CHIN: 2013.

COUNCIL MEMBER CABRERA: And what did you  
find specifically when you did the borings?

VINCENT CHIN: Well, those geotechnical  
tests that they did as well as structural tests found  
that the administrative side of the building they  
thought would be best to replace that building.

COUNCIL MEMBER CABRERA: Yeah, but what  
did they find when they went down, they did the  
borings, they went down. What actually did they find  
down? Because you—you said there's some GEO--?

VINCENT CHIN: They found that the soil  
was loose.

TODD HAMILTON: They found, yeah, there  
was a lot of organic matter down there under like you  
would see half soil. Under—under that in the layers  
going down was more organic material and loose  
sediment.

COUNCIL MEMBER CABRERA: That's strange.

VINCENT CHIN: Yeah.

1  
2 COUNCIL MEMBER CABRERA: I have to tell  
3 you that's like the most strange, Madam Chair, and  
4 I've been around and it's very strange because you--  
5 you mentioned building has been around for 80 years.  
6 Buildings settle. They don't take 80 years to  
7 settle, and so this--I find this very-very--

8 VINCENT CHIN: Actually I have photos  
9 from the report. I'm happy to show you. I would  
10 love to see them afterwards. Madam Chair, thank you  
11 again. Really appreciate it. I know--I'd love to  
12 hear Council Member Barron's questions. Looking  
13 forward to it.

14 CHAIRPERSON ADAMS: Thank you, Council  
15 Member Cabrera. Council Member Barron.

16 COUNCIL MEMBER BARRON: Thank you, Madam  
17 Chair. Thank you to the panel for coming. Just two  
18 brief questions. Is there any imminent danger to the  
19 people, to the workers, the staff that in your  
20 Woodside Building now?

21 CHAIRPERSON VAN BRAMER: So, I would say  
22 that there's no imminent danger that the building is  
23 going to collapse, having this--

24 CHAIRPERSON ADAMS: [interposing] How do  
25 you--who's--who's--who has made that determination?



VINCENT CHIN: We've had DDC come and  
look at that--

COUNCIL MEMBER BARRON: [interposing]  
Okay.

VINCENT CHIN: --because we absolutely  
take safety and health absolutely as our number one  
priority for our staff. Our main concern is that  
because the soil underground is loose, we have had  
problems with our sewers, and that sometimes has been  
backing up into our bathrooms. The longer we stay at  
that facility, we're concerned that we will have to  
continue put money into correct that, and that  
building is going to be torn down. So, we just feel  
that it's not a good use of public money plus, of  
course, we're concerned about the smell of sewage  
that we have in our front yard, and the backing up of  
the backrooms.

COUNCIL MEMBER BARRON: And the second  
question is if DCAS has to withdraw this request, and  
find another appropriate location, how will that  
impact the timeline that we have here? Because, you  
know, DCAS just recently had to withdraw their  
request for the re-siting of the Campaign Finance  
Board.

VINCENT CHIN: I—I think like I mentioned  
that will be--

COUNCIL MEMBER BARRON: [interposing] A  
big yeah, okay.

VINCENT CHIN: Well, so I think it would  
be very difficult. We—we estimate it will be about  
\$10 million at least--

COUNCIL MEMBER BARRON: Alright.

VINCENT CHIN: --in costs because we  
would have to delay our Woodside project. We would  
have to invest more money into our existing facility,  
and the amount of time that it would likely take for  
us to find a new space that meets our needs would be  
at least one year--

COUNCIL MEMBER BARRON: Okay.

VINCENT CHIN: --and in that time the  
experience that we've had looking for space we've  
been looking for space for three years, we've looked  
at so many spaces. Very few of them actually are  
move-in ready, and so what that means is we would  
have to build out that space for what's only a 5-year  
lease.

COUNCIL MEMBER BARRON: Okay, so this  
said that DCAS has worked very hard to locate

1 appropriate properties. So, DCAS you're here. So,  
2 I'm—the question now to you is what would this mean?  
3

4 DEPUTY COMMISSIONER RINGELHEIM: So, as  
5 far as time delay, I think we—we can easily say if we  
6 were have to start on the road again to—to site  
7 search and select, it would add another year to the  
8 timeline. We had found TLC a property when we had,  
9 you know, entered into negotiations, successful  
10 negotiations for a period able to bring it to the 195  
11 hearing and get approval, and that's when the  
12 landlord backed out, and found a long-term tenant.  
13 So, finding the—the short-term availability is tough.  
14 We really kind of mobilized all forces considering  
15 TLC's timeline and—and working with DDC and wanting  
16 to get this project underway to comb through  
17 everything, and—and they were great about seeing  
18 everything. So, that's why we think that this, you  
19 know, this meets their needs. It's available and the  
20 landlord is willing to do the short-term deal that we  
21 should go ahead and take it, and not start again with  
22 another year looking for space.

23 COUNCIL MEMBER BARRON: Thank you. Thank  
24 you, Madam Chair.

CHAIRPERSON ADAMS: Thank you very much for your questions. Thank you, colleagues for your questions. I thank you very much for your time and your testimony today. You may step down.

VINCENT CHIN: Thank you.

CHAIRPERSON ADAMS: At this time if there are any members of the public that would like to testify on this application, please do see the sergeant-at-arms and fill out the appearance slip. Seeing none, I will now close the public hearing on Preconsidered LU related to the acquisition of office space for the Taxi and Limousine Commission. I thank the members of the public, my colleagues, Council and Land Use staff for attending today's hearing. This hearing is now adjourned. [gavel]

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date April 5, 2018